

ATXI has been unsuccessful in obtaining an easement from Steven T., Carolyn S. and Stuart A. Kaiser. The Kaisers' own two parcels at issue, along the Quincy to Meredosia segment of the Project in Adams County, Illinois. The property at issue has been designated internally as A_ILRP_QM_AD_003_ROW and ILRP_QM_AD_033_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Kaisers or their counsel on at least 71 occasions, including 55 emails, 1 in-person meeting, 3 letters, 10 phone call, and 2 voicemails. Mr. Brian Kalb represents the Kaisers.

Mr. Kalb represents a number of clients along the Project. Dating back to November of 2013, ATXI has engaged in extensive negotiations with Mr. Kalb on behalf of all of his clients. Mr. Kalb and ATXI have successfully negotiated a standardized confidential settlement agreement (CSA) for the benefit of all his clients with similar concerns. To address the Kaisers' specific concern regarding interference with a transmitter located on one of their grain bins, ATXI agreed to include an additional provision in the CSA.

Since November of 2013, ATXI has engaged in extensive negotiations with Mr. Kalb regarding the Kaisers' easement. The Kaisers' disagree with the amount of compensation ATXI is offering for an easement stating that ATXI's offer does not account for "additional damages" they will incur. Additionally, the Kaisers, as part of an appeal group, maintain that the Commission's decision for the route along the Quincy to Meredosia segment did not properly identify the least-cost route.

In April of 2014, Mr. Kalb presented a counteroffer that was substantially more than ATXI's offer and informed ATXI that while they were appealing the Commission's order, they would agree to drop the appeal if ATXI would agree to this amount. The land agent requested documentation or comparables supporting this counteroffer, which was never provided.

However, ATXI did agree to increase the Kaisers' compensation offer, first in December of 2013 for crop damages based on documentation the Kaisers' provided and again in September of 2015 based on an updated appraisal ATXI obtained.

Throughout the lengthy negotiations, the land agent made multiple requests for information on how the parties could reach voluntary agreement. In response, Mr. Kalb repeatedly asserted that they were part of the appeal group and were awaiting the outcome of the appeal before addressing ATXI's offer. After the appellate court affirmed the Commission's decision, Mr. Kalb informed ATXI that the Kaisers' were appealing that decision to the Supreme Court and therefore were not willing to engage in negotiations pending that decision and the decision in Docket 15-0278.

ATXI has increased its compensation offer, obtained an updated appraisal, and negotiated a confidential settlement agreement. Despite these efforts, the Kasiers' have decided to await the outcome of their appeal before re-engaging in negotiations. Given the Kaisers' refusal to negotiate for the easement, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over these parcels.

Agent Checklist with Landowner

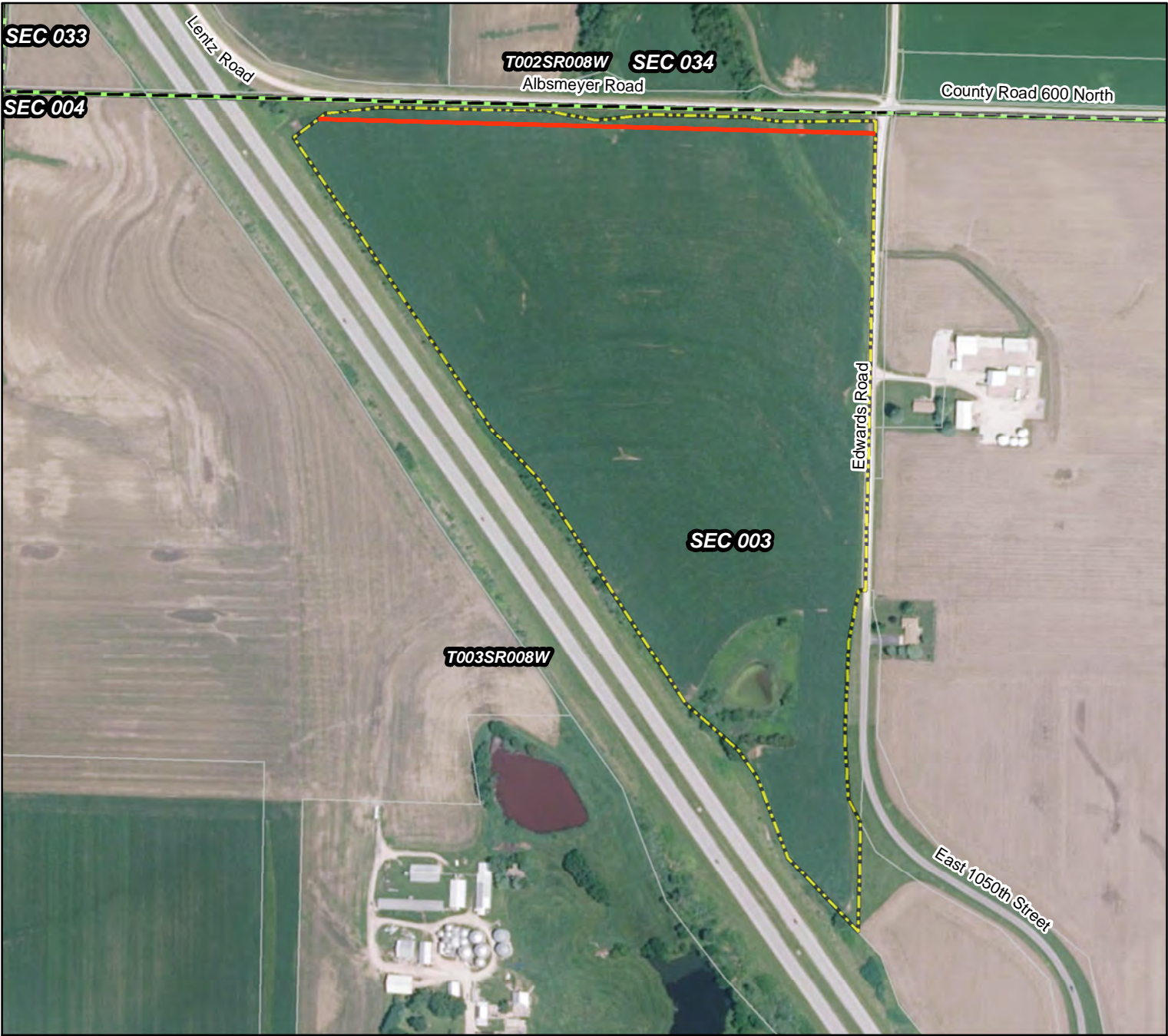
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒ BK
 April 2014 ATy Brian Kobb - PM
2. Initial appointment set for _____ ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☐
4. Prepare and review Acquisition documents and maps PM ☐
5. Provide landowner with business card and show Ameren ID badge ☐
6. Ask the landowner they received the 14 day letter: ☐
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

-
-
-
7. Provide/explain the purpose of the project ☐
 8. Discuss routing and how it affects landowner: ☐
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B

9. Make compensation offer, provide calculation sheet and explain basis of offer ☒ To ATy
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable NO ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable NO ☐
14. Agent Name (Print and Sign) Paul Maanum ☐

Adams County, IL

Tax Id: 21-0-0032-003-00

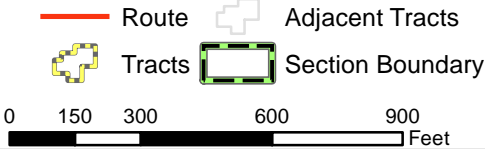


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Steven T. Kaiser

Tract No.:A_ILRP_QM_AD_003

Date: 9/4/2015

Adams County, IL

Tax Id: 21-0-0032-003-00

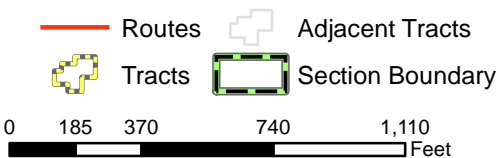


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Carolyn S. Kaiser

Tract No.:ILRP_QM_AD_033

Date: 9/30/2015

EXHIBIT "A"

A 4.159 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEEDS TO STEVEN T. KAISER AND CAROLYN S. KAISER, HUSBAND AND WIFE, AND STUART A. KAISER, RECORDED IN BOOK 706, PAGES 5314, 5315, 5316, AND 5317 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTH 600TH AVENUE AND THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 172 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD FOUND IN SAID NORTHEAST RIGHT-OF-WAY LINE BEARS NORTH 30 DEGREES 34 MINUTES 47 SECONDS WEST, A DISTANCE OF 403.02 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1159797.41, E:1973206.49;

THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

NORTH 53 DEGREES 38 MINUTES 32 SECONDS EAST, A DISTANCE OF 121.05 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 34 MINUTES 58 SECONDS EAST, A DISTANCE OF 155.59 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 500.00 FEET TO A 1/2-INCH IRON ROD FOUND;

SOUTH 79 DEGREES 05 MINUTES 07 SECONDS EAST, A DISTANCE OF 152.07 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 51 MINUTES 28 SECONDS EAST, A DISTANCE OF 151.33 FEET TO A POINT FOR CORNER;

SOUTH 88 DEGREES 32 MINUTES 52 SECONDS EAST, A DISTANCE OF 300.00 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.50 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 19 MINUTES 52 SECONDS EAST, A DISTANCE OF 282.76 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHWEST 1/4, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, BEARS NORTH 51 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 63.24 FEET;

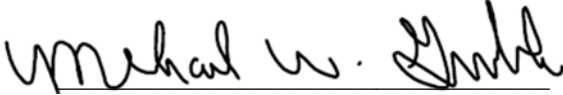
THENCE SOUTH 01 DEGREES 16 MINUTES 09 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 109.73 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 33 MINUTES 51 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,720.46 FEET TO A POINT FOR CORNER IN SAID NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 172 (VARIABLE WIDTH RIGHT-OF-WAY);

EXHIBIT "A"

THENCE NORTH 34 DEGREES 04 MINUTES 09 SECONDS WEST, ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 20.35 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 181,178 SQUARE FEET OR 4.159 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/24/2014



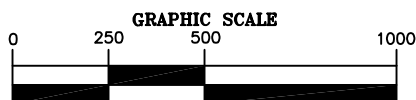
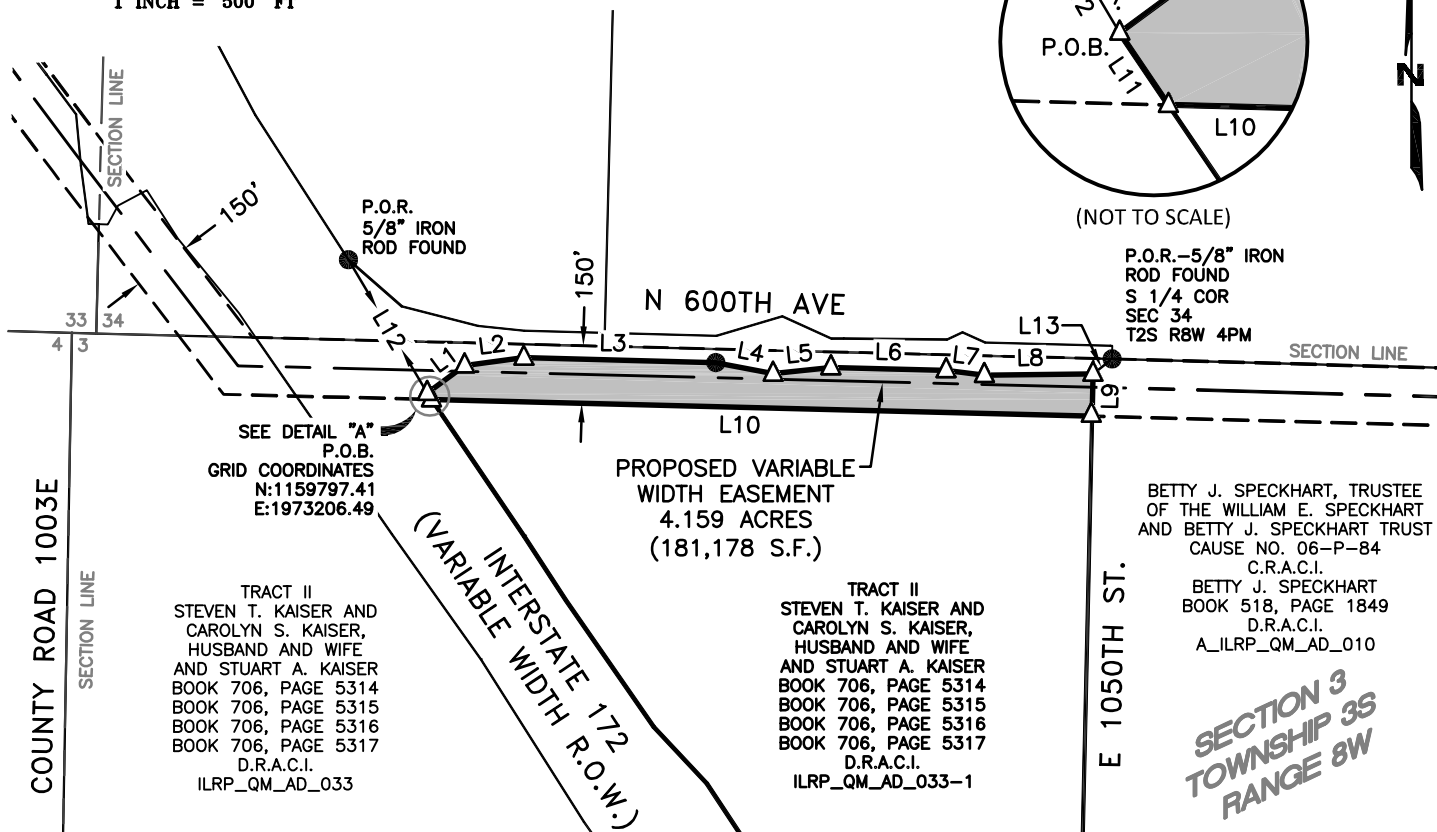
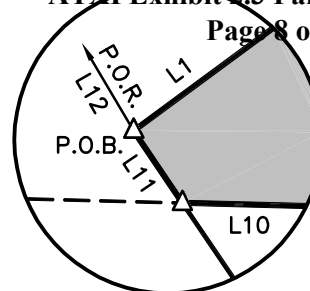


EXHIBIT "A"

DETAIL "A"
ATXI Exhibit 2.3 Part A
Page 8 of 10



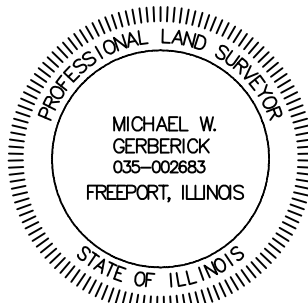
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N53°38'32"E	121.05'
L2	N82°34'58"E	155.59'
L3	S88°32'52"E	500.00'
L4	S79°05'07"E	152.07'
L5	N83°51'28"E	151.33'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L6	S88°32'52"E	300.00'
L7	S82°50'14"E	100.50'
L8	N89°19'52"E	282.76'
L9	S01°16'09"W	109.73'
L10	N88°33'51"W	1720.46'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L11	N34°04'09"W	20.35'
L12	N30°34'47"W	403.02'
L13	N51°53'17"E	63.24'

LEGEND

C.R.A.C.I.	COURT RECORDS ADAMS COUNTY, ILLINOIS
D.R.A.C.I.	DEED RECORDS ADAMS COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
Δ	CALCULATED POINT
$\frac{2}{11} \frac{1}{12}$	TYPICAL SECTION CORNER
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/24/2014
SCALE: 1"=500'
TRACT ID: ILRP_QM_AD_033-1
DRAWN BY: JDD



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS

EXHIBIT "A"

A 0.672 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEEDS TO STEVEN T. KAISER AND CAROLYN S. KAISER, HUSBAND AND WIFE, AND STUART A. KAISER, RECORDED IN BOOK 706, PAGES 5314, 5315, 5316, AND 5317 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 172 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 3 BEARS SOUTH 12 DEGREES 41 MINUTES 38 SECONDS WEST, A DISTANCE OF 2,896.22 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1159789.39, E:1972865.36;

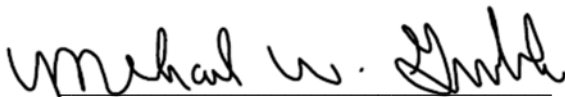
THENCE NORTH 88 DEGREES 33 MINUTES 51 SECONDS WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 189.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 37 DEGREES 27 MINUTES 49 SECONDS WEST, A DISTANCE OF 192.74 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID NORTHWEST 1/4, FROM WHICH A 3-1/2-INCH BRASS DISC RIGHT-OF-WAY MONUMENT FOUND AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN BEARS NORTH 88 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 214.39 FEET;

THENCE SOUTH 88 DEGREES 33 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 200.88 FEET TO A POINT FOR CORNER IN SAID SOUTHWEST RIGHT-OF-WAY LINE, FROM WHICH A 5/8-INCH IRON ROD FOUND IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE 172 BEARS NORTH 50 DEGREES 05 MINUTES 27 SECONDS EAST, A DISTANCE OF 315.30 FEET;

THENCE SOUTH 34 DEGREES 42 MINUTES 20 SECONDS EAST, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.74 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 29,270 SQUARE FEET OR 0.672 OF AN ACRE OF LAND, MORE OR LESS.

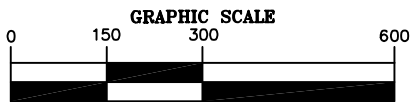
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 07/21/2014





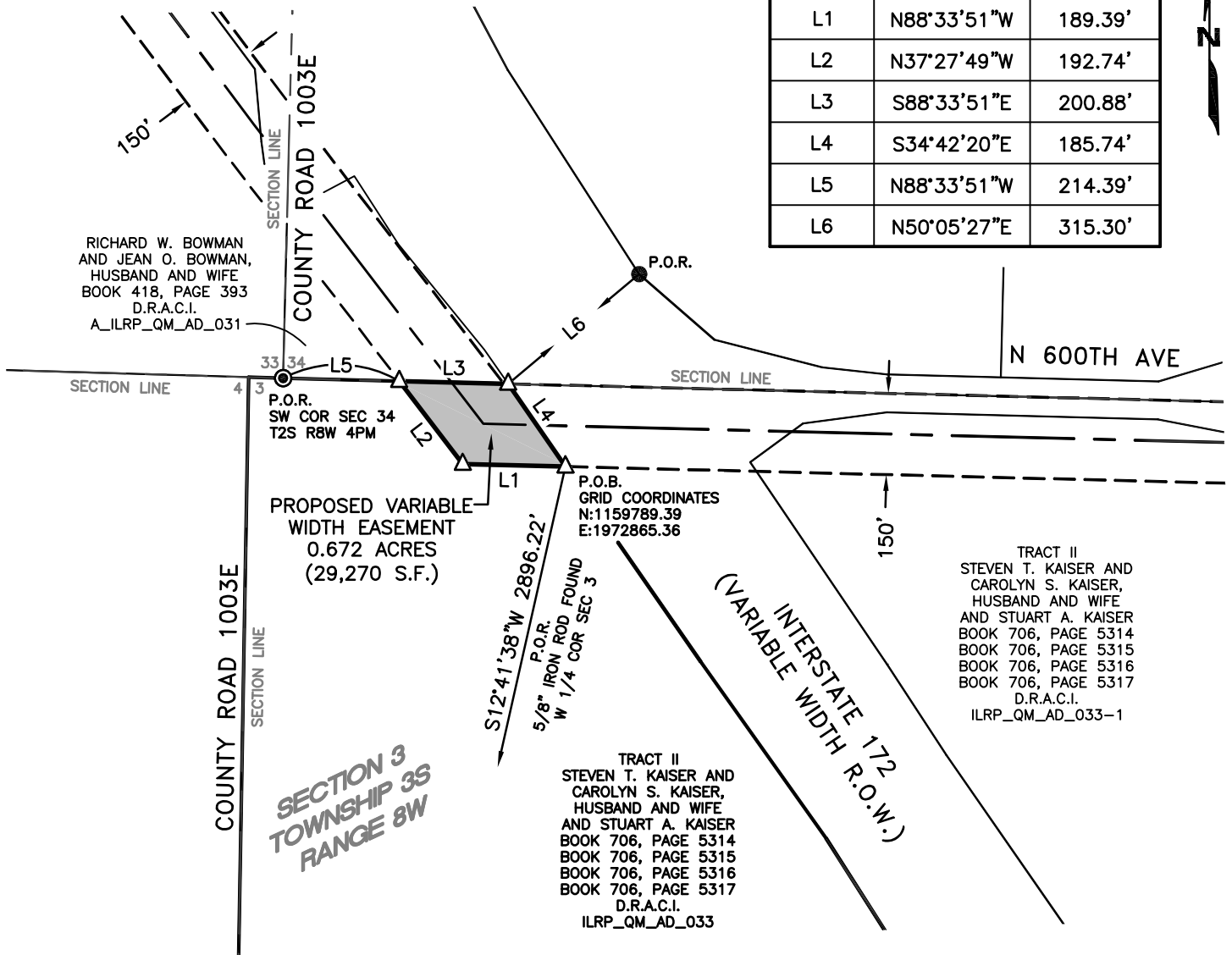
(IN FEET)
1 INCH = 300 FT

EXHIBIT "A"

ATXI Exhibit 2.3 Part A

Page 10 of 10

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N88°33'51"W	189.39'
L2	N37°27'49"W	192.74'
L3	S88°33'51"E	200.88'
L4	S34°42'20"E	185.74'
L5	N88°33'51"W	214.39'
L6	N50°05'27"E	315.30'



LEGEND

D.R.A.C.I.

P.O.B.

P.O.R.

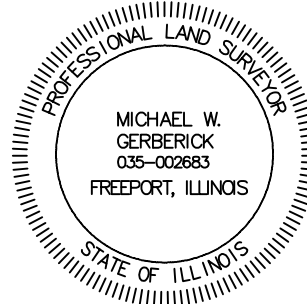
R.O.W.



DEED RECORDS
ADAMS COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
RIGHT-OF-WAY
5/8" IRON ROD FOUND
3-1/2" BRASS DISC R.O.W.
MONUMENT FOUND
CALCULATED POINT

TYPICAL SECTION CORNER

SECTION LINE
SUBJECT PROPERTY LINE
PROPERTY LINE
PROPOSED EASEMENT CENTERLINE
PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 07/21/2014
SCALE: 1"=300'
TRACT ID: ILRP_QM_AD_033
DRAWN BY: JDD



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MEREDOSIA
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS